

Board of County Commissioners

Division of Planning & Development

Development Review

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January 27, 2003 DRC Meeting

Meeting convened at 2:00 PM.

Present: Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Tom Mountain-Coastal Engineering, Martin Steele-Environmental Health, Skip Lukert-Building Official, Bill Gulbrandsen-Fire Services Director, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of January 13, 2003. Mr. Steele seconded the motion and the motion carried.

Old Business-

None

New Business-

VOS: Sumter Landing Town Center

Major Development

Preliminary and Engineering Plan Review

Ron Grant, Grant and Dzuro, Troy Locklin and Bob Farner, Farner, Barley and Associates, Inc., were present and requesting to develop 2.40 miles of road for the proposed Town Center on 16.15 acres. Staff comments had been sent to Farner, Barley and Associates, Inc. A proposed Memorandum of Agreement (MOA) is under review by staff. It would apply to the downtown development. The BOCC will have to approve the MOA prior to engineering approvals. The DRC will review the MOA prior to it being submitted to the BOCC. The County Engineer had three comments regarding DEP and SWFWMD permit approvals, ownership of utilities and vertical curves in streets. The streets will not be dedicated to the public, but to the CDD, and are not County maintained. Fire lanes and emergency access were discussed. Mr. Gulbrandsen and Mike Tucker will meet and discuss fire services for the project.

Mr. Gulbrandsen moved to approve the request for preliminary and engineering plan approval, subject to the engineer and staff comments being addressed, BOCC approval of the MOA and submittal of requested list of MOA items and revised site plan. Mr. Mountain seconded the motion and the motion carried.

***VOS: Palmer Golf Course/First Nine Championship
Medium Development***

Conceptual Plan Review

Ron Grant, Grant and Dzuro, Troy Locklin and Bob Farner, Farner, Barley and Associates, Inc., were present and requesting to develop a 9-hole golf course. The County Engineer had four minor comments, which had been forwarded to the applicants. A revised plan was submitted and engineer comments were addressed and forwarded to the engineer.

Mr. Helms moved to approve the request for conceptual plan approval, subject to the engineer comments being addressed on the final engineering plan submittal. Mr. Steele seconded the motion and the motion carried.

***VOS: Palmer Golf Course/Second Nine Championship
Medium Development***

Conceptual Plan Review

Ron Grant, Grant and Dzuro, Troy Locklin and Bob Farner, Farner, Barley and Associates, Inc., were present and requesting to develop a 9-hole golf course. The engineer comments were submitted to the applicant.

Mr. Helms moved to approve the request for conceptual plan review, subject to the engineer comments being addressed on the final engineering plan submittal. Mr. Lukert seconded the motion and the motion carried.

Progress Energy

Medium Development

Conceptual Plan Review

Mark Farrell, Progress Energy/Florida Power Corp. and Vicki Hoss, McKim and Creed, were present and requesting to pave the existing storage area and entrance road of the existing facility located in Wildwood. Committee members inquired about the location of the areas for stormwater retention, septic and drainfield. There is an existing ERP permit for the property. Staff comments had been sent to the applicant. Some minor labeling errors in the submitted plans will be corrected.

Mr. Helms moved to approve the request for conceptual plan approval, subject to staff and engineer comments being addressed on the revised plan submittals. Mr. Lukert seconded the motion and the motion carried.

***Cracker Barrel
Major Development
Engineering Review***

The applicant requested this project be tabled to the next scheduled meeting.

Mr. Helms moved to table the request to the February 3, 2003 DRC meeting. Mr. Mountain seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for February 3, 2003.

Mr. Helms moved to adjourn. Mr. Mountain seconded the motion and the motion carried.

The meeting adjourned at 2:30 PM.